116.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,200 / 943,200
					USE VALUE:	943,200 / 943,200
					ASSESSED:	943,200 / 943,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY BARBARA A
Owner 2:	MC CARTHY PAUL
Owner 3:	
Street 1:	68 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CARTHY BARBARA A -
Owner 2:	-
Street 1:	68 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1958, having primarily Wood Shingle Exterior and 2177 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9244.000	455,100		488,100	943,200
Total Card	0.212	455,100		488,100	943,200
Total Parcel	0.212	455,100		488,100	943,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.26 /Parcel: 433.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74715

GIS Ref

GIS Ref

Insp Date 09/26/18

!9033!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	455,100	0	9,244.	488,100	943,200		Year end	12/23/2021
2021	101	FV	442,700	0	9,244.	488,100	930,800		Year End Roll	12/10/2020
2020	101	FV	442,500	0	9,244.	488,100	930,600	930,600	Year End Roll	12/18/2019
2019	101	FV	319,700	0	9,244.	481,200	800,900	800,900	Year End Roll	1/3/2019
2018	101	FV	319,000	0	9,244.	369,600	688,600	688,600	Year End Roll	12/20/2017
2017	101	FV	319,000	0	9,244.	348,700	667,700	667,700	Year End Roll	1/3/2017
2016	101	FV	319,000	0	9,244.	320,800	639,800	639,800	Year End	1/4/2016
2015	101	FV	301,700	0	9,244.	299,800	601,500	601,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:21:15

LAST REV

Date	Time
10/02/18	08:49:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY BARBA	52856-518		5/27/2009	Family	1	No	No		
BUGDEN MARIE J	29955-265		3/24/1999	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	74715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2004	444	Addition	90,000	C		G6	GR FY06	19X24 FRM / MUDRM

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9244		Sq. Ft.	Site		0	70.	0.75	6									488,125						488,100	

Total AC/HA:	0.21221	Total SF/SM:	9244	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	488,125	Spl Credit		Total:	488,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21695459
Const Adj.:	1.01504993
Adj $ / SQ:	172.938
Other Features:	103264
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477034
Depreciation:	21944
Depreciated Total:	455090

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

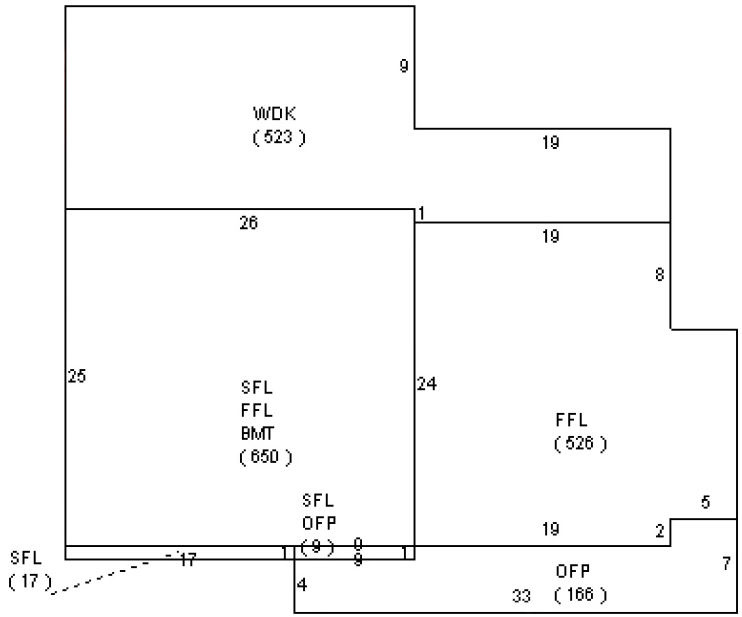
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.94
Special Features:	0	Val/Su Net:	142.22
Final Total:	455100	Val/Su SzAd	245.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	172.940	203,375
SFL	Second Floor	676	172.940	116,906
BMT	Basement	650	68.740	44,683
WDK	Deck	523	8.030	4,200
OFP	Open Porch	175	26.320	4,606

Net Sketched Area:	3,200			Total:	373,770
Size Ad	1852	Gross Area	3200	FinArea	2177

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

116.0-0005-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	